

## JUSTICE BUTLER HERE TO TAKE SEAT

New Member of U. S. Supreme Court Will Begin Duties Next Week.

Pierce Butler, new associate justice of the United States Supreme Court, will take his seat on the bench next Tuesday, when the court reconvenes after the holidays.

Justice Butler reached here yesterday with his wife and a daughter from his home in St. Paul, Minn. He visited the offices of the Supreme Court to familiarize himself with the routine. Supreme Court Clerk Stansbury and Marshal Green made arrangements for the seating of the new associate justice, his library, and necessary details of his office.

Took Oath in St. Paul. The commission of appointment of Associate Justice Butler has been filed with the Supreme Court and Justice Butler took the Federal Government employee oath, the "Old Ironclaw" before leaving St. Paul. It is possible this oath will be administered to him again by Chief Justice Taft before the associate justices of the court.

In open court next Tuesday Associate Justice Butler will take the judicial oath of office, as required by law. This will be administered by the chief justice. Following this ceremony, which is very brief, Associate Justice Butler will enter upon his duties.

Pitney's Chair Vacant. With Associate Justice Butler on the bench the court will have one vacant chair. Associate Justice Pitney, New Jersey, has retired from the bench because of ill health under provisions of a special resolution passed by Congress. President Harding will fill this vacancy soon, it is understood, as many important cases are awaiting hearing before a full court.

## INDICTS DENTIST ON DRUG LAW CHARGE

Grand Jury Accuses Southcomb of Failing to Keep Proper Record.

Dr. W. Allan Southcomb, a dentist at 304 Southern Building, was today indicted for violation of the Harrison anti-narcotic law. It is alleged that the accused failed to keep a proper record of narcotic drugs dispensed and prescribed drugs for fictitious patients, converting them to his own use.

Others indicted on charges of violation of the narcotic drug law include Madison Jackson, alias Washington Richmond, alias Richmond Kid; James Harris, alias Shorty Hicks; Evelyn L. Wood; Charles Williams, alias Sonny Williams; James F. Myers, J. J. Sullivan, and Guy Raymond Knott.

Non-support is charged against Joseph M. Thompson, Charles Kamper, Conrad Stewart, Clemmer Nielson, James Webb, Frank Scagnelli, Avoid Jackson, Wm. Robinson, Guy Z. Wright, Elbert Roberts, James V. Cherico, William Booth, William H. Baker, Martin Freedman, William Washington, Ralph Brannum, John C. Posey, Wayne D. Gaddy, Charles Poindexter, James B. Woolfork, Guy W. Angello, and Claude Carter.

White slavery is charged against Grover Griswold, Louis L. Lawler, Harvey Ryan, Louis Weingart, and James J. Carroll.

Dennis Terrell is indicted for housebreaking. Grand jurors are alleged against Ellis Wells, John F. White, and Wm. J. Wells. Franklin N. and Geneva Plummer are charged with false pretenses, and Maurice G. Weeks with grand larceny. Wm. M. Matthews and Wm. Neal are indicted for alleged carnal knowledge, accessory after fact to grand larceny is charged against Wm. J. Wells.



For Lasting Fragrance Use Cuticura Talcum

There is nothing better than Cuticura Talcum for powdering and perfuming the skin. It appeals to the most fastidious because of its fine, smooth texture and delicate fragrance.

Small Box Price 10c. Address: "Cuticura Talcum," Dept. 10, P. O. Box 10, New York, N. Y.

Dr. King's Pills  
—the family laxative  
Sure relief from biliousness

## Yuletide Message Sent To Realtors By N. J. Upham

Christmas greetings to realtors of the United States and Canada were extended yesterday by N. J. Upham, president of the National Association of Real Estate Boards. The message follows: "It makes me happy at this holiday season to remember the many realtors in the United States and Canada whom I have come to know. Their help and friendship while I have been president of the national association is a precious gift which I shall always carry with me. There are many realtors I should have liked to have known better. To all of you I send the wish that you may have a happy Christmas season and that you will face the new year with faith and hope and the will to make the promises of the future come true."

## REALTY MART CONTINUES STRONG

Business Properties Here Continue on Healthy Trend, Claim.

Prediction that the business property movement is rapidly taking the business out of the two street class is soundly backed by local realtors yesterday.

Perhaps the greatest success achieved by Washington estate brokers is reflected in those transactions of business properties. Investors of the highest class are now being attracted by business property in this city, according to sales of transactions recorded by leading brokers.

It is predicted that business properties in the right locations will steadily increase in value. A close survey of conditions and values in the business district reveals the fact that unusual developments will be seen in the next few years in these locations.

Realtors are of the opinion that the future of the real estate market here is secure and that home buyers and investors can buy now and feel that they are getting the best prices that will be obtainable for a long period of time.

## DRAINAGE RECLAIMS LAND IN EVERGLADES

PORT PIERCE, Fla., Dec. 30.—Excavation work on North St. Lucie River drainage district, which will serve 75,000 acres of land and relieve the Everglades district of vast quantities of water in times of excessive rainfall, now is two-thirds completed. A close survey of 6,000,000 cubic yards of material will have been moved when the canal is finished. The walking dredge work will be completed by March 1, and the floating dredge work within less than a year from this time, according to drainage authorities.

## EASY TO PULL BEET ROOTS. SIGN OF MILD WINTER

SYRACUSE, N. Y., Jan. 30.—Cancel that order for heavy winter undies.

It's going to be a mild winter. So advises Hartman Thron, Rome weather prophet, who for years has told central New Yorkers the variety of winter they could expect.

Thron's prediction is based upon the study of roots of bean vines. When the vines are easy to pull the winter will be a mild one; when the roots are pulled with difficulty a severe winter will follow.

Thron says this winter will be less severe than a normal winter.

## READING MAN HELD UP BY BANDITS IN CHINA

PHILADELPHIA, Dec. 30.—Ira W. Stratton, former mayor of Reading, who is on a trip around the world, recently went through the exciting experience of being held up by Chinese bandits.

In a letter received at the headquarters of the Sequelcentennial Association, Mr. Stratton stated that while he was traveling from Peking to Hanchow the train was held up two days by ex-soldier bandits.

"It was an interesting experience," wrote Mr. Stratton. "While we had about a regiment of 'our boys' over here to clean up things. My, what a picnic it would be for them!"

## SHOOT FISH WITH BOW AND ARROW; ARRESTED

PERRYVILLE, Mo., Dec. 30.—Traditional Indian methods of hunting and fishing are being employed here, according to Deputy Game Warden Base, who arrested an old time hunter and trapper here for shooting fish with a bow and arrow.

Lige Freeman, the trapper, lives on a creek north of here, where, according to the warden, he was reaping a real harvest. Hunters say an arrow discharged from a strong bow pierces the water better than a bullet from a gun.

## New Buildings Opened At Home School for Deaf

Two new buildings, which will greatly enlarge the facilities of the institution, have been opened at the Home School for Deaf Children at Kensington. Miss Anna C. Reinert is superintendent of the school.

A teacher's laboratory and a hospital comprises the latest additions. The school building was erected in memory of the late Alexander Graham Bell, inventor of the telephone.

## Growth of City May Boost Home Prices

Opportunity for home-seekers was never so great as at the present time, according to local real estate observers. Homes now available by their moderate prices are destined to become more desirable with the growth of the city, it is claimed.

## OWNERS AIDED BY GUARANTY IN TITLE

Complete Protection Given in Transfers of Property.

"In these days when real estate can be purchased on such easy terms, many take advantage of the opportunity to become property owners and obligate themselves to pay the purchase price over a period of years," says a realty expert. "They strive hard to meet the payments as they mature. They look forward to the day when the last one shall have been paid. They are unaware to assume the risk of loss of the property through a faulty title."

"Because of these facts, the method of title guaranty was devised and put forward as means of protecting the property owner and the mortgage holder. It gave rise to the incorporation of companies for this purpose. Companies were organized upon the same principles as other companies offering protection against loss from other sources. These companies, because of their perfect organization, large capital and resources, are able to protect the property owner and mortgage holder against loss. They are formidable opponents of the land title trouble maker. The guaranteeing of land titles is a feature of the protection that is without a doubt a much needed one."

"The title to the property under investigation is carefully, thoroughly and exhaustively examined by attorneys for the title guaranty company, from a complete abstract of the records covering the title to the lands in the county in which such land is situated. The abstracts are kept in the office of the company and are kept up daily. It is, therefore, possible to keep in touch with the changes affecting each title in the county as they take place. Attorneys devote their entire time and intellect to land matters and have perfected a course of study of every branch of land law. They make a special effort to keep acquainted with the enactment of all new land laws and decisions of the courts pertaining to real estate."

"If the title is found good after such examination, there is issued by the company a guaranty of title, which guarantees: 'To the property owner that the title is good, or to the mortgage holder that the lien is a valid and subsisting one.'

"That the company will defend all litigation about the title, free of any cost or expense to the property owner or the mortgage holder. 'That the company will, in the event of loss of property or any part thereof, reimburse the property owner or mortgage holder the amount of such loss up to the amount for which the title was guaranteed.'

"If the title is found to be not good and is not acceptable to the company, nothing is charged for the services rendered."

"Title guaranty gives you the assurance that your title has been expertly examined and the company guarantees absolutely that its attorneys have overlooked nothing which appears of record and that their information in regard to matters not of record is correct. They also guarantee that their conclusion as to the law is correct, that there is no mistake as to the records upon which the examination was based."

"The title guaranty company assumes all risk concerning the title. It relieves the property owner and the mortgage holder of all responsibility in this matter. A guaranty title is a bond, back of which stand the assets of the company issuing it. 'Title guaranty is expeditious. It is economical and is beneficial. It enables one to close real estate transactions without delay. It eliminates all cost of maintaining title and gives full land title protection. It is the only method of land title protection."

"Considering the protection obtained, the charge for guaranteeing a title is nominal. No annual premiums are charged. The initial premium is the only one during the life of the guaranty of title. At its expiration a guaranty may be renewed at a reduced rate. No premium is charged, however, in the case where a mortgage's guaranty is renewed in a subsequent holder of the mortgage before the maturity of the mortgage."

"Title guaranty is fast taking hold. It is a much needed protection in all real estate transactions. It is rapidly supplanting all other methods of land title investigation."

## Home Seekers Buy Lots, Then Think of Construction

There are many thousands of wealthy property owners who took their first step toward acquiring their present possessions by buying a lot and building themselves a home. Little by little their "equity" in their homes grew until it was finally paid for, and other property was bought on the same plan.

In setting out to acquire a home in this way, however, the prospective owner should be warned against being too optimistic and promising to pay monthly more than he can well afford. He should also guard himself by building a home of permanent materials, so that the upkeep costs will be as low as possible.

It would seriously disturb a well-planned budget to have to pay periodical heavy painting and repair bills. These can be avoided by building the house of brick, and the value of the property will be higher year after year. In case a favorable opportunity for selling presents itself the brick house always brings the highest price, because it looks young when half a century or more old.

## Labor-Saving Devices for Home Reduce Milady's Cares

Makers of a well-known labor-saving device wanted to find out why women desire and buy such things as electric washing machines, vacuum cleaners, electric dishwashers and other appliances. A generous prize was offered for the best answer. Two thousand women replied.

The largest percentage of answers indicated that women wanted labor-saving devices not alone for the labor they saved, but because of the time-saving which these appliances permitted—time which could be profitably used for other things—social enjoyment, recreation, study, clubs, politics, etc.

Authorities have estimated that 78 per cent of the average housekeeper's day is spent in and about the kitchen. That's a lot of time. Considering, if you do your own housework, that one-third of your life is spent in sleep and 70 per cent of the remaining two-thirds is given to cooking, fussing and cleaning up around the kitchen, it's easy to see why kitchens and bedrooms are important in home planning.

Nothing speeds up housework more, gives you greater freedom, saves labor, steps on lessens fatigue, than a well-planned, adequately lighted and ventilated small kitchen.

Every housekeeper loves a bright, sunny, cheerful kitchen. She de-

## PLANS TO BUILD 123 HOMES HERE

McKeever & Goss Forming Plans for Northeast Section.

For the first time in its history the firm of McKeever & Goss will inaugurate an extensive building program. Approximately 123 homes, to be located at L and M streets and Third and Fourth streets northeast, will be erected.

Conveniently located near Union Station and the many large industrial plants in the northeast, it is predicted that this operation will meet with success. Realty observers declare that an acute housing shortage exists in this particular locality.

According to the building plans for this operation, every home to be erected will be designed with the idea of affording a minimum amount of work for the housewife. Fred T. Nesbit, manager of the building division of McKeever & Goss, will direct the operation.

It is expected that the first unit will be completed by March. Six rooms, one bath, front porch, back porch, breakfast porch, sleeping porch, hardwood floors, pantry and built-in garages will grace these homes. Ground has already been broken.

## CITIES IN SOUTH NEED MORE HOMES

Demands for Houses, Offices, and Apartments Hold Firm.

Demands for more homes, apartment houses and office buildings in the South have reached an unparalleled height, according to G. L. Miller, one of the most foremost realty observers in the country.

"The outstanding impression to be had is that every city in the South needs new buildings, and the most of them need some structures very badly indeed. In fact, the commercial demands of the times are so great that they cannot be adequately met for several years. The housing situation is far from being relieved. In some of the more rapidly growing sections, it is doubtful if the housing need will be met within the next decade," Mr. Miller says.

"Apartments may be constructed as rapidly as capital can be assembled to finance their erection, and by the time they are completed, there will still be a waiting list of applicants for the next apartment to be built. The same is true of hotels, office structures and many more particular line of buildings."

"Out of fifty principal cities reporting on their immediate building needs for the future, forty expressed a strong demand for homes; twenty-eight needed apartment buildings; twenty-seven needed hotel accommodations; twenty-two were cramped for office space; twenty needed more warehouse facilities; eighteen demanded additional industrial structures."

"Such a demand for new construction means only one thing: That the near future will witness an attempt to fill these wants and that the building trades are in for a prolonged period of exceptional activity," declares Mr. Miller. "Of the homes and apartments, these were required especially in the largest cities and those smaller ones which are growing most rapidly. The hotel demand, while general throughout the territory, was strongest in the extreme South, where resort hotels are so greatly in demand. Warehouse facilities, both for commercial purposes and agricultural storage, are increasing in demand."

## HOME DOCTRINE TO INVADE CITY

Realtors to Tell Capital Residents How to Own Abodes.

One of the most important steps towards the promotion of home ownership in Washington was taken last week when members of the Washington Real Estate Board, meeting at Wardman Park Hotel, decided to inaugurate an intensive "own your own home" campaign here.

Urging all local realtors to adopt the poster plan for the own your home drive, William E. Herrin, national field secretary of the National Association of Real Estate Boards, declared that such a campaign of publicity would educate Washingtonians to the advantages of owning their own homes. Mr. Herrin said it was through the activities of approximately 275 real estate boards of the National Association of Real Estate Boards that the real estate business has achieved such high ethical standards.

F. X. Wholley, director of the Better Business Bureau, said hundreds of fake oil stock promoters were located in Washington because of the fact that there is no "blue sky" law here. He sounded a warning to the realtors urging them to cooperate with the Better Business Bureau in driving these "shady" brokers from the city.

Charles F. S. Shreve presided. Reports were read by W. C. Miller, chairman of the membership committee, and John A. Petty, secretary of the board. Clyde C. Dunnington, vice chairman of the entertainment committee, announced that on January 17 the board will give a supper dance at Wardman Park Hotel.

## Would Reduce Cost of Government's Rents

Urging the necessity of reducing the yearly expenditure in rentals, the report of the Public Buildings Commission shows that more than \$500,000 is now being paid by the Government for buildings.

The Department of Agriculture, referred to as "the worst housed institution in Washington," is now

## HOARDING IS NOT THRIFT.

The Erie (Pa.) Times rightly says that it is hardly necessary to say that the thrift movement as it is now being taught has no relation to miserliness or to the mere hoarding of money. Those who save in the right spirit are the ones who always have money to go out and buy what they need. They are the ones who are welcomed by the merchants and the storekeepers because they know what they want and have the money to pay for it.

## Hope of World Center In Capital Sounded by Realty

Washington, as the leading convention city of the United States, is fast being realized by realtors and business men of the city.

Predictions that the National Capital eventually would be the meeting place for the leading organizations throughout the country were sounded by the farsighted realtors several years ago.

occupying twenty-five buildings scattered over a wide territory, the report states.

Purchase of certain lands in the Northwest section of the city for future sites of Government buildings is also recommended. With respect to buildings which it is proposed to erect, the report states that it is the opinion of the commission that they should not necessarily be of pretentious design, but should be the type of structure of the Treasury Department annex at Pennsylvania avenue and Madison place.

## Transportation Is Big Factor In Real Estate

It might appear at first sight that a system of transportation which would make it possible for a large part of the population to live a considerable distance away from the center in which it was employed, and to get from point to point quickly under low cost, would have the effect of equalizing values over a large area and causing a great diversity in the districts where businesses and business buildings would be located.

As a matter of fact, it has just the reverse effect. That which makes it possible to cover a large area with residential districts is a most powerful factor, making for the concentration of the business districts.

Within the past three years there has been a veritable epidemic of unusually good hotels built in large and small cities alike. A continuous succession of new hotel contracts and new stock companies to finance buildings to be erected are found in the South.

## HOTEL GROWTH IN SOUTH SEEN

String of Contracts Recently Let Surprising to Promoters.

There was a time when travel in the South, especially visits to the smaller cities and towns, was fraught with much discomfort, when hotels had to be considered as places of abode. There were few really modern hotels in the section; and those that were best were those that still kept an old-fashioned notion of Southern hospitality and persisted in making the traveler feel at home in home-like surroundings.

For the most part, the "commercial hotel" was neither modern nor well kept. Only in the largest centers, like Atlanta, Birmingham and New Orleans, was the visitor sure of the best appointments in his room and meals.

But in the last few years, hotels of the very finest and most modern construction have sprung up in every growing city of the South. A civic pride has arisen, even in places of five and ten thousand, which has resulted in the formation of local stock companies and the erection of buildings which could not possibly be financed by private capital for strictly commercial gain.

Within the past three years there has been a veritable epidemic of unusually good hotels built in large and small cities alike. A continuous succession of new hotel contracts and new stock companies to finance buildings to be erected are found in the South.

## Attractive Interest

## Maximum Safety

## We Offer

## 7% First Mortgage Real Estate

## Coupon Gold Bonds

## Safe—Secure—Dependable

\$100—\$500—\$1000

ALLAN E. WALKER AND CO., INC.

813 15th St. N. W.

Main 2430

## Money at 6%

Available for loans on improved city property—any amount. Applications answered immediately.

## WARDMAN

1430 K St.

Main 4191

## Start the New Year Right Live IN Abingdon or Mt. Ida

Abingdon has "taken its place in the sun" as an ideal suburb—a fitting subdivision of the Nation's Capital. Served by city water, sewerage, schools, churches, and all other conveniences.

Take Alexandria car at 12th and Pa. Ave. to Mt. Ida Station; take bus at 13th and Pa. Ave. to sign marked Abingdon, one block south of Hume Station. By auto, cross Highway Bridge and drive to the right on Mt. Vernon Blvd.

Easy terms on both lots and houses. Come out Sunday. Lots can be had for \$250; \$10 down and \$5 per month less 10% discount for cash. Salesmen on both properties daily and Sunday. Come out today, as out of our building program of 25 homes more than half have already been sold.

Easy terms on both lots and houses. Come out Sunday. Semi-Bungalow, 6 rooms.....\$6,500  
Bungalow, 5 rooms.....\$5,250  
Bungalow, 4 rooms.....\$3,950

## H. B. TERRETT

Agent

631 Penna. Ave.

Phone Main 2090

## Start the Year Right--- Own Your Home

New Rows Open for Inspection



\$500 and Upward Cash—Monthly Payments

1801-1847 Monroe St. N. E.

Phone Us

1700-1720 E St. S. E.

For

813 and 815 F St. N. E.

Auto

532 9th St. N. E.

To

509 and 511 14th St. N. E.

Inspect

307 to 319 L St. N. E.

HOWENSTEIN  
HOMES  
1314 F ST NW